

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, AUGUST 10, 2006 - 10 A.M.

Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of July 13, 2006.

4. 10:15 A.M.

CONSENT AGENDA:

FINAL APPROVAL, PARCEL MAP 31-92/Elliott. The parcel map will divide APN 02-450-02, totaling 48.63 acres (gross), into three residential lots of approximately 10 acres (net) each and a remainder of 17.88 acres. The property is located on Larson Lane in the community of Walker. The General Plan designation is Agricultural with a minimum 10-acre lot size (AG 10). The tentative parcel map was conditionally approved by the Planning Commission at a public hearing Jan. 12, 2006.

5. PUBLIC HEARINGS:

***10:30 A.M.**

USE PERMIT APPLICATION 32-06-02/Nextel. The project is for placement of wireless telecommunication facilities (60' monopine and a 12' x 20' prefabricated equipment shelter). The monopine would hold as many as two cell phone carriers, and the pine tree design should blend in with the surroundings. The project is located 10,000' off the north side of U.S. 395 on APN 07-050-11, an 18.9-acre parcel located in Devil's Gate about nine miles north of the community of Bridgeport. The General Plan designation is Estate Residential with a 20-acre minimum (ER 20). A Negative Declaration has been prepared for the project. *Staff: Keith Hartstrom*

***11:10 A.M.**

PARCEL MAP 37-181/Mountain Vistas. The project site is located in the southeast corner of Mono County (APN 26-210-37) in the community of Chalfant Valley. The project site is approximately 13 miles north of Bishop, Inyo County. The project site is adjacent to the northwest corner of the intersection of U.S. Hwy. 6 and Chalfant Road. The proposed project would provide one commercial lot 1.52 acres in size (Parcel 2) to be developed by the property owner. An EIR has been certified for the project. *Staff: Keith Hartstrom & Gwen Plummer*

***11:30 A.M.**

EXTENSION OF PARCEL MAP 31-88/Oremus. The proposed project would divide APN 02-430-18, totaling 17.66 acres, into lots of 5.34 and 12.06 acres plus a road. The property is located along the east side of Eastside Lane, about a mile north of U.S. 395. The General Plan designation is Rural Residential with a minimum 5- acre lot size (RR 5). *Staff: Keith Hartstrom*

More on back...

DISTRICT #1
COMMISSIONER
Rick Kattelman

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

***11:40 A.M.**

EXTENSION OF PARCEL MAP 37-170/Hebert. The proposed project would divide APN 60-150-06, totaling 1 acre, into three residential lots of 10,000, 13,558, and 20,154 square feet. The project, located on the west side of Crowley Lake Drive in Hilton Creek, has an existing duplex apartment on the northern portion of the property that is accessed from Crowley Lake Drive. A portion of the property has been delineated as jurisdictional wetlands. The General Plan designation is Mixed Use (MU). *Staff: Keith Hartstrom*

***11:50 A.M.**

EXTENSION OF PARCEL MAP 37-177/Alpine Pacific. The proposed project would divide APN 24-280-01, totaling 80.4 acres, into four parcels of 14.1, 14.2, 21.9 and 21.9 acres and a remainder of 8.3 acres. The property is located near the northwest corner of the intersection of U.S. 6/ Hwy. 120 and the community of Benton. The General Plan designation is Rural Residential with a 4-acre minimum lot size (RR 4). *Staff: Keith Hartstrom*

--- LUNCH ---

***1:00 P.M.**

CONDITIONAL USE PERMIT 31-06-03/Farrow. The proposal is to construct a 10' x 12' storage shed for private use. The 5.28-acre lot (APN 02-430-51) is located on Camp Antelope Road in Walker. The use would provide indoor storage for personal materials. The General Plan designation is Rural Residential with a 5-acre minimum lot size (RR 5). Pending violations exist on this property. *Staff: Gwen Plummer*

6. WORKSHOP:

GENERAL PLAN LAND USE ELEMENT AMENDMENTS. *Staff: Greg Newbry*

7. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

8. INFORMATION: No items.

9. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.